

# Spring Hill Academy Of Tall Cedars

42525 Tall Cedars Pkwy, Chantilly, VA 20152



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# PROPERTY INFORMATION



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$42.00 SF/yr (NNN)
	\$3.05/SF
<b>BUILDING SIZE:</b>	21,313 SF
<b>LOT SIZE:</b>	3.8 Acres
<b>YEAR BUILT:</b>	2024
<b>LICENSE CAPACITY:</b>	350
<b>AGES:</b>	1 Month - 12 Yrs, 11 Mo
<b># OF CLASSROOMS:</b>	16
<b>ZONING:</b>	CLI
<b>MARKET:</b>	Washington DC Metro
<b>SUBMARKET:</b>	South Riding

## PROPERTY OVERVIEW

Serafin Real Estate is pleased to offer for lease a newly built, state-of-the-art early education facility at 42525 Tall Cedars Parkway in Chantilly, VA. Constructed in 2024 with premium finishes, this ±21,313 SF freestanding building is licensed for up to 350 children, ages 1 month to 12 years, 11 months. Situated on ±3.8 acres with 58 surface parking spaces and a large fenced playground, the property is fully outfitted for immediate use.

The building features 16 classrooms, 9 bathrooms, a large multipurpose room, ample storage, and an administrative wing with 4 offices, an IT room, kitchen, break room, and full bath with shower. Fixtures and educational equipment will convey with the lease; furniture may be purchased separately or negotiated. Current enrollment may be maintained, though no enrollment is guaranteed, as this is strictly a real estate offering with no business component.



# HIGHLIGHTS

- **Brand New Construction (2024):** ±21,313 SF freestanding early education center with high-end finishes, licensed for up to 350 children ages 1 month to 12 years, 11 months.
- **Fully Built Out:** 16 classrooms, 9 bathrooms, multipurpose room, ample storage, and a private administrative wing with 4 offices, kitchen, break room, and full bath.
- **Turnkey Ready:** Fixtures and educational equipment convey with lease; furniture can be purchased separately or negotiated.
- **Prime Location:** Positioned on ±3.8 acres in Loudoun County's South Riding corridor, with excellent access to Route 50 and affluent residential communities.
- **Outdoor Space & Parking:** Large fenced playground and 58 surface parking spaces.
- **Real Estate Lease Only:** No business component or enrollment guarantees; strictly a real estate offering at \$42.00/SF NNN.





# PROPERTY DETAILS

LEASE RATE	\$42.00 SF/YR
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## LOCATION INFORMATION

BUILDING NAME	Spring Hill Academy of Tall Cedars
STREET ADDRESS	42525 Tall Cedars Pkwy
CITY, STATE, ZIP	Chantilly, VA 20152
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	South Riding
CROSS-STREETS	Tall Cedars Pkwy & Pinebrook Rd
NEAREST HIGHWAY	Route 50
NEAREST AIRPORT	Dulles International Airport

## BUILDING INFORMATION

BUILDING SIZE	21,313 SF
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	2024
CONSTRUCTION STATUS	Existing
CONDITION	Excellent
NUMBER OF BUILDINGS	1
WALLS	12'

## PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	CLI
LOT SIZE	3.8 Acres
APN #	164463942000

## PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	58

## TAXES & VALUATION

TAXES	\$44,822.00
FORECLOSURE / DISTRESSED	No

## NNN ESTIMATES:

PROPERTY TAXES:	\$2.10/SF
PROPERTY INSURANCE:	\$0.95/SF



# AERIAL PHOTO





# EXTERIOR PHOTOS





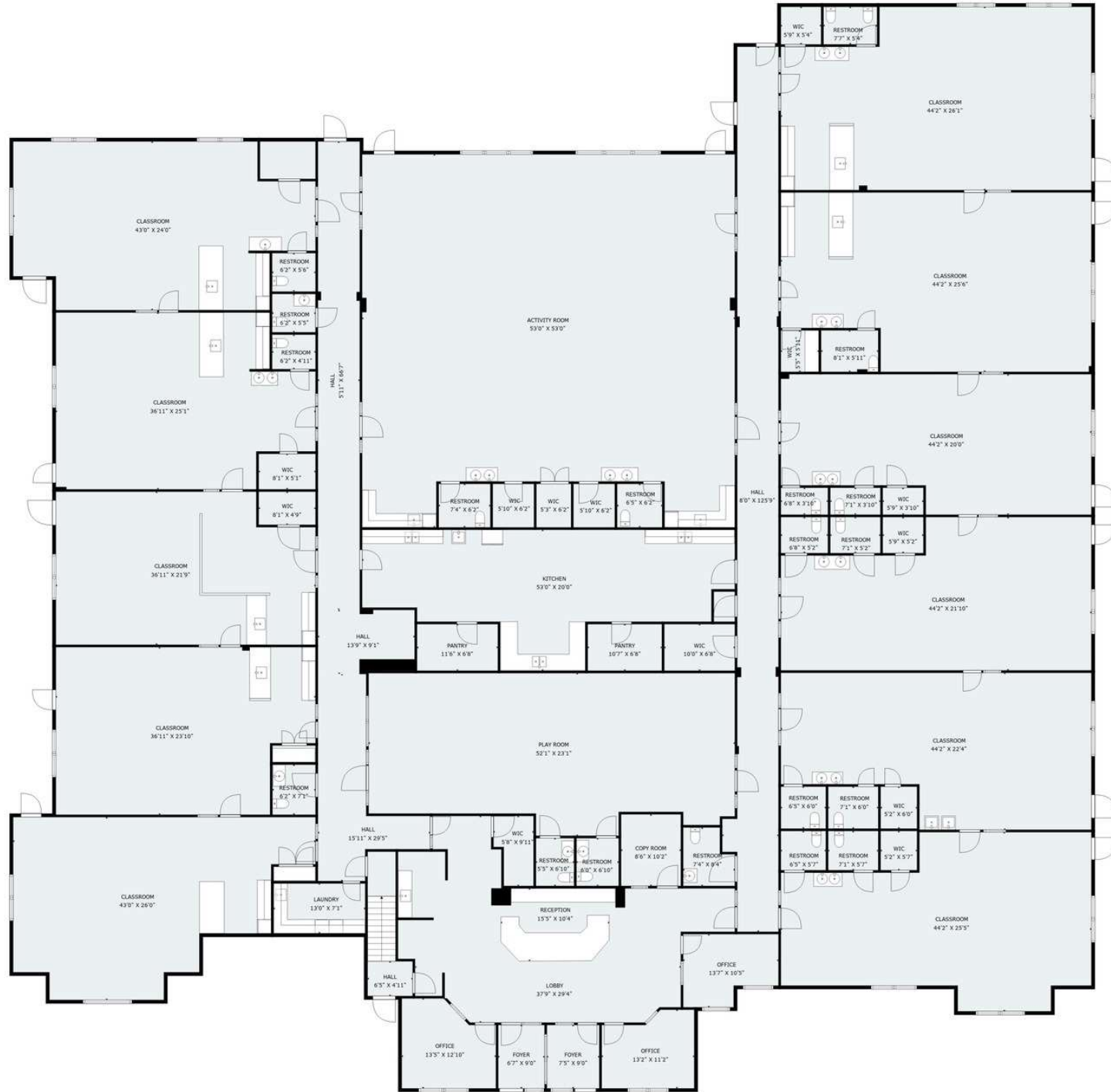
# INTERIOR PHOTOS





# MAIN LEVEL

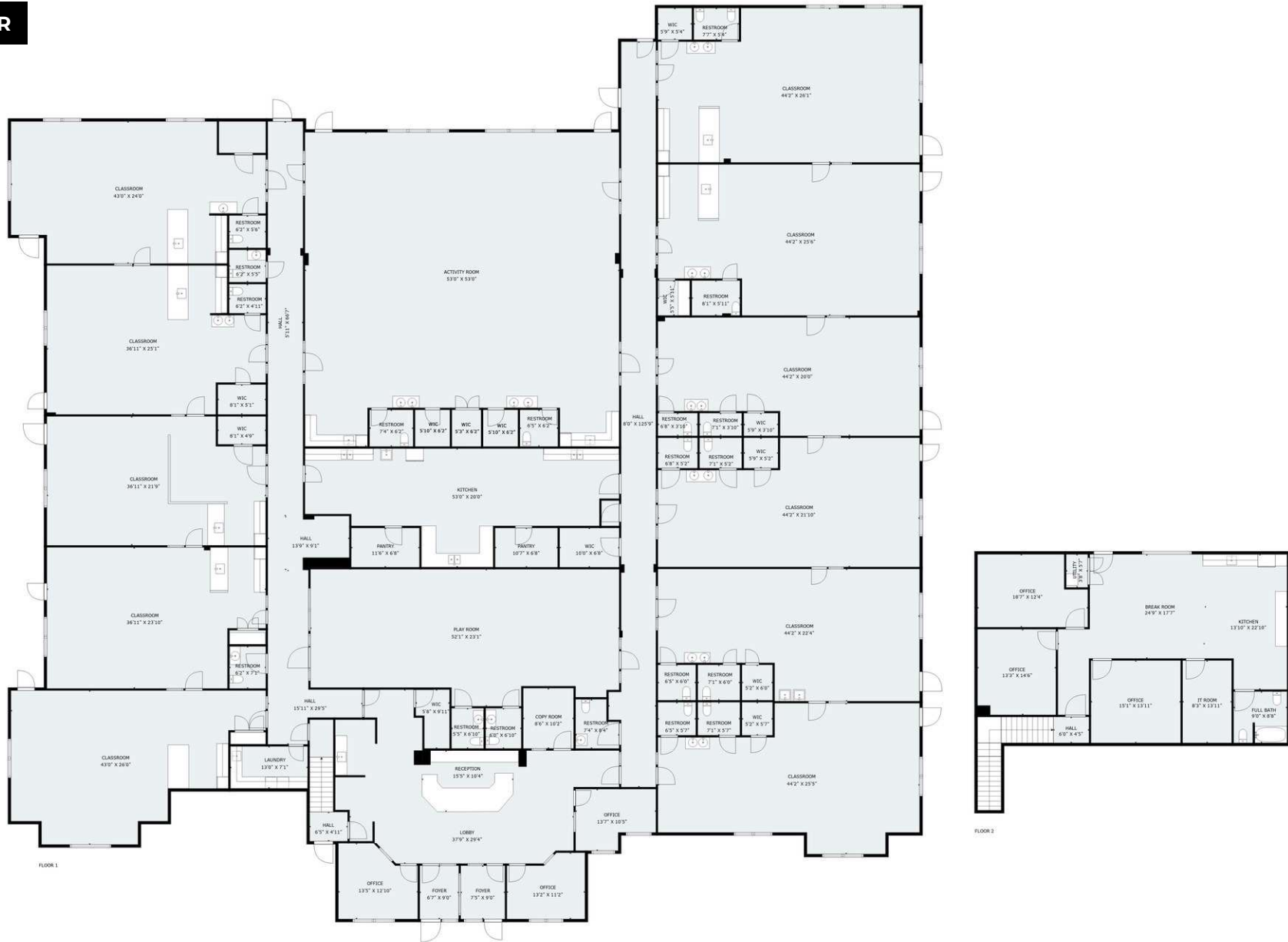
VIDEO TOUR





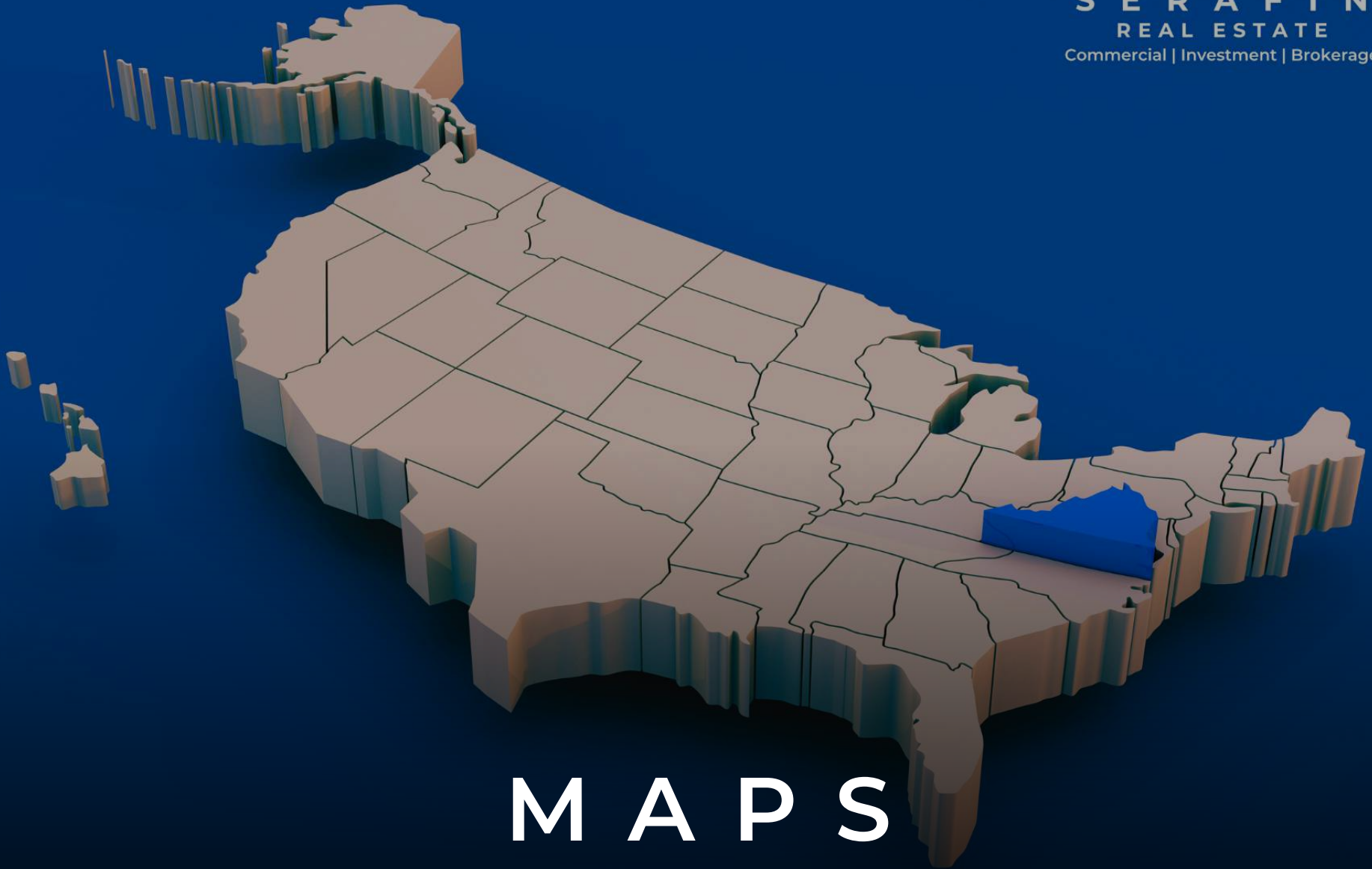
# MEZZANINE LEVEL

VIDEO TOUR



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

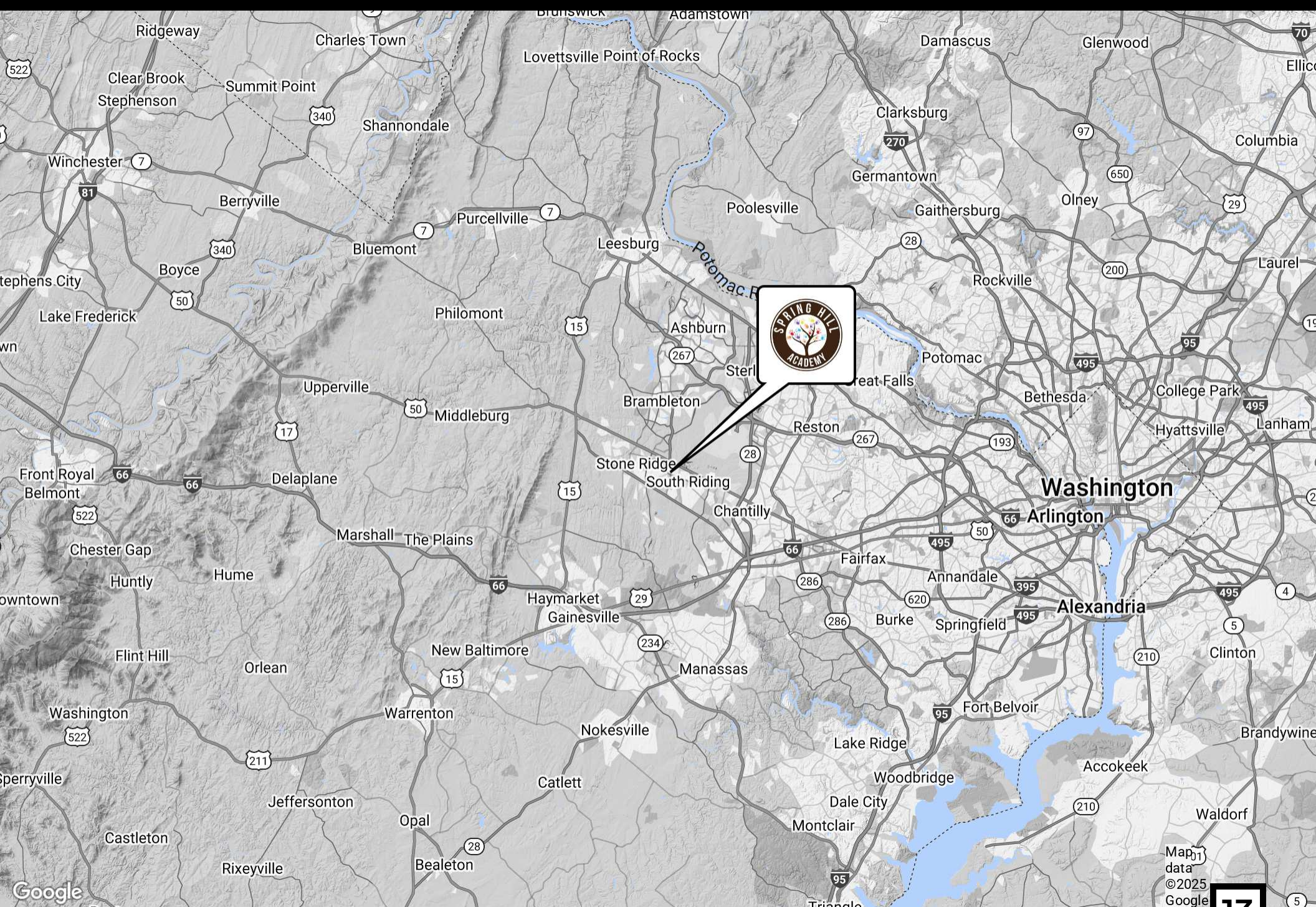




M A P S



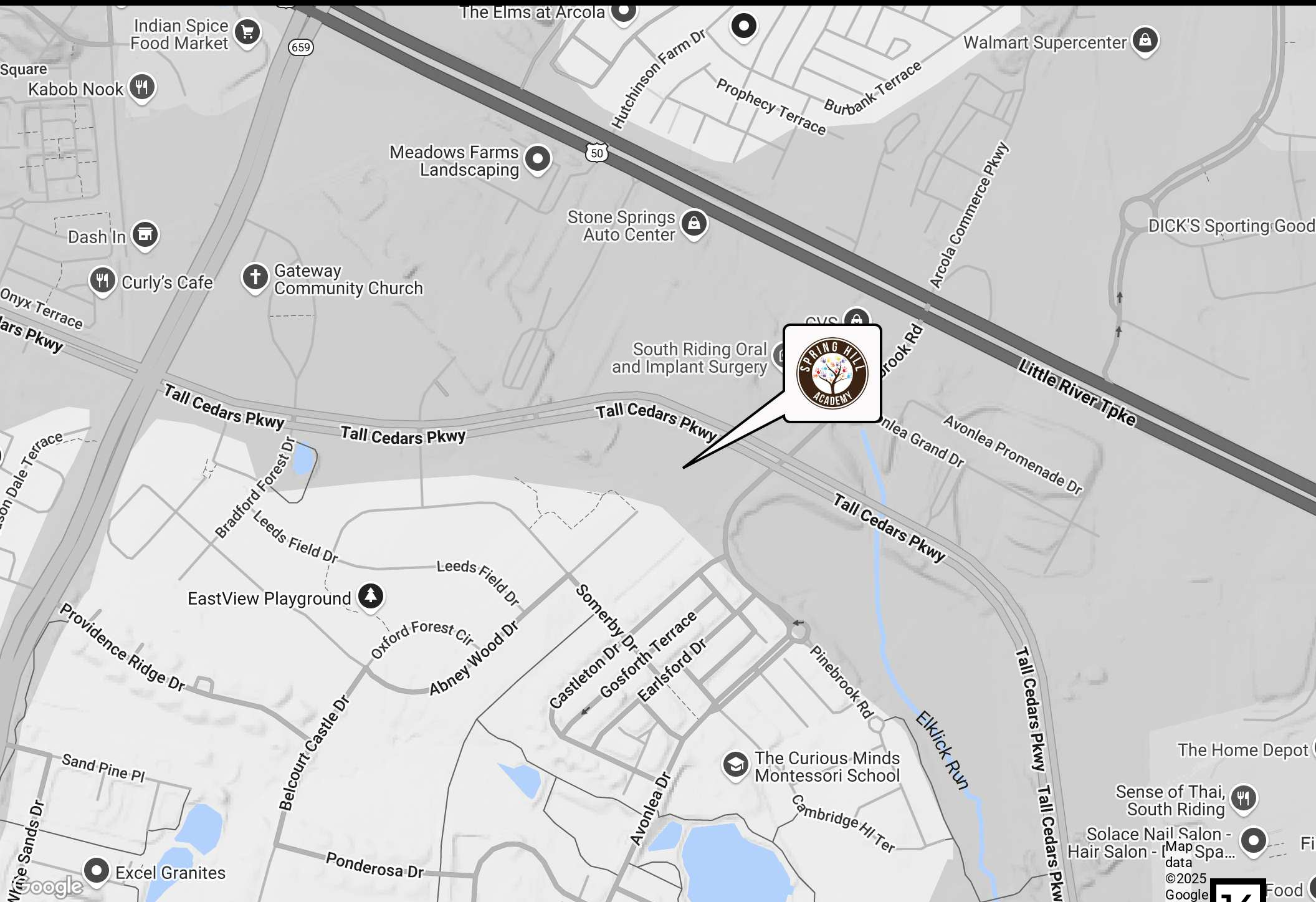
# REGIONAL MAP



Map data  
© 2025  
Google



# LOCATION MAP





# RETAILER MAP





An aerial photograph of a school building with a white roof and brick walls. The building is surrounded by a large, fenced-in playground area with various colorful equipment, including slides, climbing structures, and swings. The playground is bordered by a white fence. To the right of the building is a parking lot with a few vehicles. A multi-lane road curves around the right side of the property. In the background, there is a residential neighborhood with many houses and a line of trees. The sky is blue with some light clouds. The text "AREA OVERVIEW" is overlaid in large, white, sans-serif capital letters across the bottom half of the image.

# AREA OVERVIEW



# Target Market: South Riding & Aldie (Loudoun County, VA)

## Why It Matters:

- South Riding and Aldie are among the most affluent and family-dense areas in Northern Virginia.
- Key demographics indicate a premium-paying audience and stable, high occupancy potential.

## Implications for Childcare Operators:

- **High Revenue Potential:** With market-rate infant tuition exceeding \$24K/year, a full center yields substantial gross income.
- **Reliable Demand:** High percentage of working parents ensures consistent enrollment.
- **Multiple Enrollment Opportunities per Family:** Larger household sizes suggest strong upsell across age groups.

## Bottom Line:

South Riding and Aldie offer a rare combination of affluence, density, and childcare necessity—making them ideal for a high-end early education center.

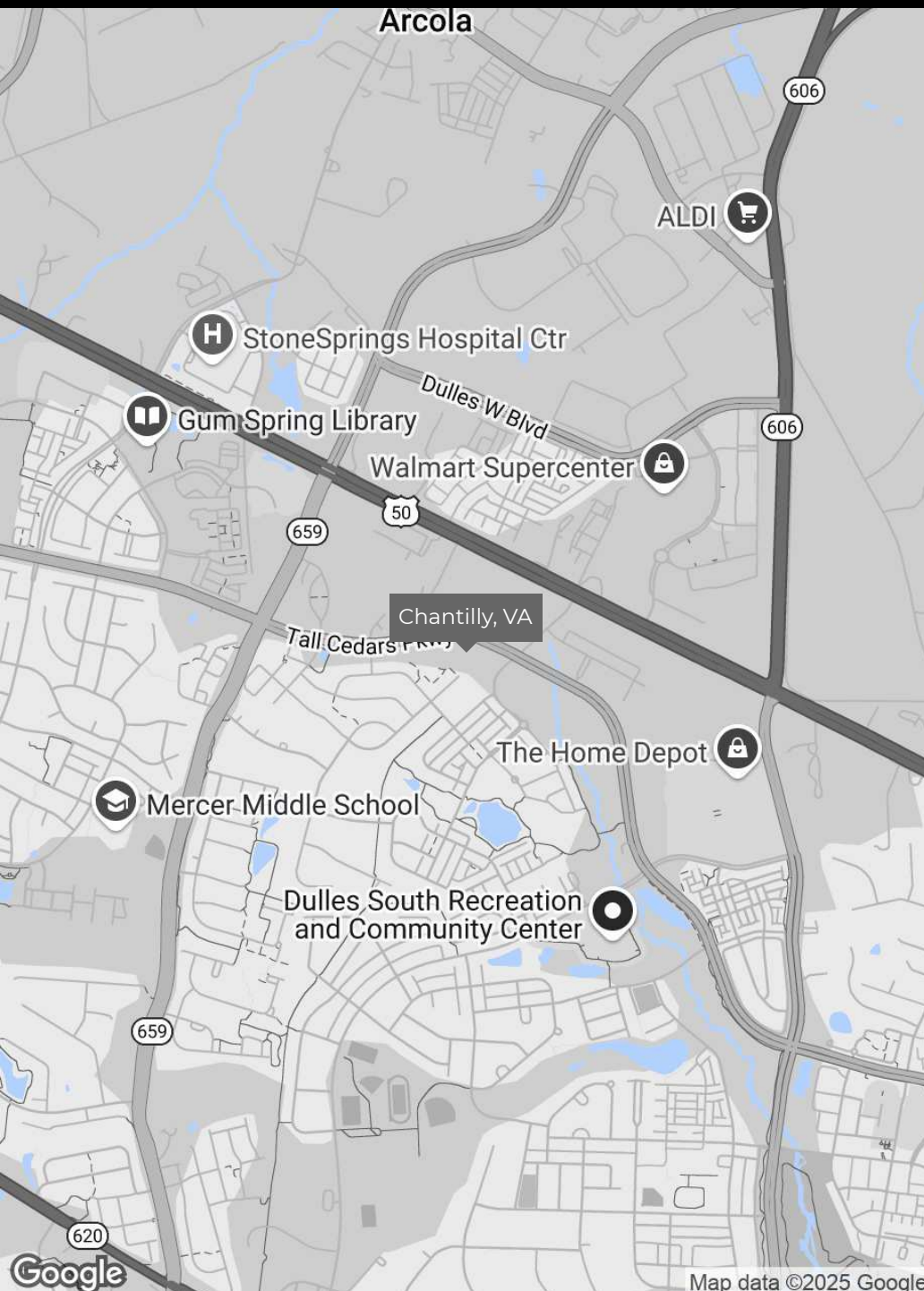
This site is strategically positioned to serve one of the most lucrative childcare markets in the Mid-Atlantic region.

## Key Metrics:

Metric	South Riding	Aldie	Loudoun Avg	Northern VA Avg
Median Household Income	\$190,701	\$208,542	\$156,821	\$135,000
Infant Care Tuition (Avg/mo)	\$2,000	\$2,100	\$1,800	\$1,700
Households w/ Children <6	28%	30%	22%	20%
Dual-Income Households	78%	81%	72%	70%
Average Household Size	3.28	3.42	2.98	2.84



# CITY INFORMATION



## LOCATION DESCRIPTION

42525 Tall Cedars Parkway in Chantilly, VA, sits at the heart of one of Loudoun County's most dynamic and affluent corridors—an ideal setting for a childcare center.

### Prime Demographics

Loudoun County boasts a median household income of \$178,707, making it one of the wealthiest counties in the U.S. The area continues to attract high-earning, dual-income families seeking quality childcare options. Chantilly itself reflects this affluence, with a median household income of \$137,722 and a significant proportion of households comprising married couples with children.

### Strong Population Growth

The county's population grew from 420,773 in 2022 to 427,082 in 2023, a 1.5% increase. This steady growth fuels demand for childcare services, especially in family-oriented communities like Chantilly.

### Real Estate & Housing Trends

Loudoun County's housing market remains robust, with a median property value of \$701,000 and a home ownership rate of 77.9%. The area's continued residential development indicates a stable and growing customer base for childcare services.

### Childcare Market Outlook

The early education sector in Loudoun County is thriving, driven by the influx of young families and rising household incomes. The county's economic diversity and strong labor force ensure a sustained demand for quality childcare services.

### Strategic Location

42525 Tall Cedars Parkway offers excellent accessibility, situated near major thoroughfares and residential neighborhoods. Its proximity to community amenities and business centers makes it a convenient choice for working parents seeking reliable childcare options.

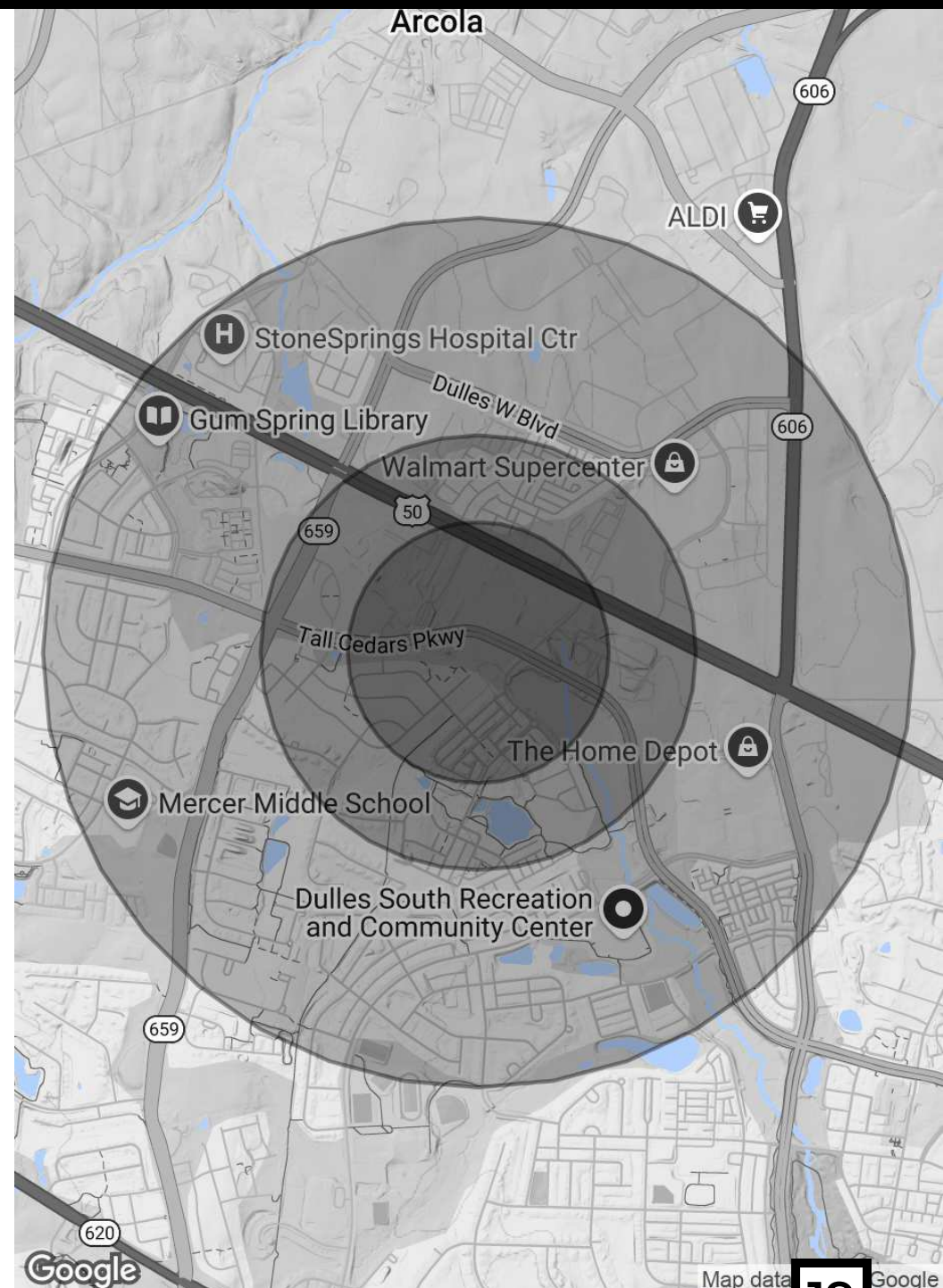
In summary, this location combines affluent demographics, population growth, and a strong demand for childcare services, making it a strategic investment opportunity in Loudoun County's thriving early education market.



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	736	3,382	14,412
AVERAGE AGE	34	34	34
AVERAGE AGE (MALE)	34	34	34
AVERAGE AGE (FEMALE)	34	34	34
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	218	1,097	4,502
# OF PERSONS PER HH	3.4	3.1	3.2
AVERAGE HH INCOME	\$217,008	\$219,782	\$218,186
AVERAGE HOUSE VALUE	\$673,199	\$673,303	\$721,829

Demographics data derived from AlphaMap





# SRE

## S E R A F I N

### REAL ESTATE

Commercial | Investment | Brokerage

2022  
**BEST OF**  
**LOUDOUN**  
— Loudoun Times-Mirror —

**WINNER**

2023  
**BEST OF**  
**LOUDOUN**  
— Loudoun Times-Mirror —

**WINNER**

2024  
**BEST OF**  
**LOUDOUN**  
— Loudoun Times-Mirror —

**WINNER**

# A B O U T U S





**\$653M**  
in Sold Transaction  
Volume



**1.35M**  
Total SF Sold




**\$130M**  
in Active Listing  
Inventory

**#1**  
in Loudoun County  
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

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# MEET THE TEAM



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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



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Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.